

Plans, Master Plans and Amendments

Report to the Board – June 8th 2013 through September 12th 2013

Municipality	Montville Township
Document	2013 Master Plan Reexamination Report
Public Hearing	August 8, 2013
Summary	Reexamination of Master Plan and Development Regulations pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-89, which requires that municipalities examine their master plans at least every six years.
<ul style="list-style-type: none"> • The Reexamination Report states that Montville Township adopted a Land Use Element of the Master Plan in December of 2010 and is currently working on updating the Circulation, Community Facilities, and Historic Preservation Elements of its Master Plan. • The Report notes that the passage of the Highlands Act, adoption of the Highlands Regional Master Plan and decision of the Township to conform to the Regional Master Plan in the Preservation occurred before 2010. While acknowledging that there have been no changes to the underlying assumptions, policies or objectives since 2010, the Planning Board determined that a reexamination was necessary to identify the specific changes necessary to achieve consistency with the Highlands Regional Master Plan. • The Report notes that the approval of the Township's petition to the Highlands Council for Plan Conformance on January 19, 2012 required changes that must be addressed in the Master Plan. These include identification of Highlands Resources and incorporation of Highlands objectives, policies and standards. To address these issues, the Reexamination Report recommends adoption of a Highlands Preservation Plan Element and adoption of the Township of Montville Highlands Preservation Area Land use Ordinance. 	

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Municipality	Township of Montville
Document	Township of Montville Preservation Area Master Plan Element
Public Hearing	August 8, 2013
Summary	Mandatory Master Plan Amendment incorporating the Highlands Regional Master Plan goals, policies objectives and strategies for that part of Montville located in the Preservation Area of the Highlands Region.
<ul style="list-style-type: none"> • The Montville Township Preservation Area Master Plan Element (Plan) was developed in response to the Highlands Water Protection and Planning Act requirement for municipal conformance to the Highlands Regional Master Plan in the Highlands Preservation Area. The Plan introduced by Montville is based on the model Highlands Master Plan Element developed by the Highlands Council. Montville is conforming in the Preservation Area only and the new Plan applies only to this area. • The model element provided by the Highlands Council addresses all goals, policies, objectives and major components of the Highlands Regional Master Plan as applicable to municipal land use and supplements the existing Montville Township Master Plan for the Preservation Area. The new Preservation Area Element includes supplemental plans for Land Use Plan, Housing, Conservation, Utility Service, Circulation, Land Preservation/Land Stewardship, Agricultural Retention/Farmland Preservation, Community Facilities, Sustainable Economic Development, Historic Preservation and Relationship of the Master Plan to State, Regional and Local Plans. • Only minor amendments were made to the Highlands model element. Examples include reference to the Township's third round Housing Element and Fair Share Plan, the identification of certain specific historic and archaeological sites, the incorporation of a Montville Township land use inventory exhibit and various other exhibits identifying Highlands Natural Resources located within the Township. 	

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Municipality	Township of Montville
Document	2013 Natural Resource Inventory
Public Hearing	August 8, 2013
Summary	Natural Resource Inventory including land use inventory, historic and cultural resources, natural resources and contaminated sites.
<ul style="list-style-type: none"> • The Township of Montville has prepared a 2013 Natural Resource Inventory to replace the existing 1992 Natural Resource Inventory (NRI). The new document addresses ten major topic areas: Land Use, Geology, Hydrology, Soils, Wetlands, Vegetation, Contaminated Sites, Historic and Cultural Features, and Regional Relationships. • The extensive NRI includes very detailed data and extensive discussion of the topic areas and includes new mapping to illustrate existing resources. Thirty-eight separate figures are included, such as land use, preserved lands, topography, soils, vegetation, water bodies, geology, slopes, wetlands, contaminated sites, historic districts, historic sites, and 2001 State Plan designations. Detailed appendices and metadata are also included. • Specific recommendations concerning goals, policies or objectives related to these resources depicted are not addressed in this inventory. In addition, while acknowledging conformance with the Highlands Regional Master Plan in the Preservation Area, the inventory makes no distinction between Planning and Preservation Areas in the identification of resources. Highlands resources, as specifically identified by the Highlands Regional Master Plan, are not included in this document. Defined Highlands Resources are instead identified in the Township of Montville Preservation Area Master Plan Element. 	

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Report to the Board – June 8th 2013 through September 12th 2013

Municipality	Township of Denville
Document	2013 Periodic Reexamination Report
Public Hearing	September 11, 2013
Summary	Reexamination of Master Plan and Development Regulations pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-89, which requires that municipalities examine their master plans at least every six years.
<ul style="list-style-type: none"> • The last comprehensive revision to the Denville Master Plan was completed in 2000. The Denville Planning Board last adopted a reexamination report in 2006 and does not have to adopt another reexamination until 2016. The proposed reexamination is not intended to review all the Township's master plan elements and land development regulations, but has been developed in recognition of the need to modernize and modify current zoning regulations controlling the size and location of Motels and Hotels. • The Report notes the various issues and objectives that have remained paramount since the 2000 comprehensive revision. Maintaining vigilance over state and county planning activities and their impact on local planning remains a issue, Other issues include, but are not limited to: coordinating local planning with adjacent municipalities, avoiding adverse environmental impacts, maintaining the vitality of commercial districts, preserving residential suburban character, addressing all housing needs and continuing ongoing open space and recreation efforts. • The report identifies the need to update the Township comprehensive master plan and affordable housing element, continue to foster open space and recreation planning and seek alternative methods of funding for both planning and physical projects. Significant changes identified since 2006 include the release of the 2011 draft State Plan, recently resolved and still unresolved court cases involving COAH, and the release of new Federal Insurance Rate Maps from FEMA. • Specific changes to development regulations are recommended as pertains to hotels and motels. Motels are to be removed as permitted uses and hotels are to be allowed as a conditional use in the I-2 zone only. Conditional use standards will restrict the location of hotels to avoid traffic impacts on local roads. New bulk standards are recommended to control the total amount of hotel development permitted. • The report notes that the Planning Board adopted a rehabilitation plan for the 30 Estling Lake Road area, which, although inconsistent with the current master plan, was subsequently approved to effectuate many of the master plans various goals and objectives. 	

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Report to the Board – June 8th 2013 through September 12th 2013

Municipality	Township of Rockaway
Document	2013 Periodic Reexamination Report and Master Plan Amendments
Public Hearing	September 16, 2013
Summary	<p>Reexamination of Master Plan and Development Regulations pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-89, which requires that municipalities examine their master plans at least every six years, including Highlands Conformance Master Plan Elements.</p> <ul style="list-style-type: none"> • The Rockaway Township Reexamination Report was adopted in August of 2006. Since that time the Board has adopted a Housing Element and Fair Share Plan (June 2012) and a Open Space and Recreation Plan Update (May 2013). The current Re-Examination Report indicates that the assumptions policies and objectives upon which the Comprehensive Master Plan is based have not changed. However, the Report goes on to indicated that the assumptions, policies and objectives upon which the Re-examination Report and Land Use Plan are based have changed by virtue of passage of the Highlands Water Protection and Planning Act in 2008, the adoption of the Highlands Regional Master Plan and the Township's decision to conform its documents to that Plan. • Regarding significant changes in the extent of problems and objectives, the Report notes that Rockaway Township, by virtue of its decision to conform its Plans to the Highlands Regional Master Plan, was granted an extension to prepare a new Housing Element and Fair Share Plan and relay upon adjusted growth share figures. This new Plan was adopted in 2010, was filed with the Highlands Council and the Law Division of Superior Court, also in 2010 and is currently under review. It is the intent of the Re-examination Report to identify specific revisions needed to bring the Township Master Plan and Development Regulations in conformance with the Highlands Element. • The Report notes that with adoption of a resolution to conform its documents to the Highlands Regional Master Plan for both the Preservation Area and the Planning Area, significantly changed the objectives that must be addressed in the Township Master Plan. Specific changes recommended to address this change in objectives include adoption of the Draft Township of Rockaway Highlands Master Plan Element. Specific changes recommended to development regulations include adoption of the Draft Township of Rockaway Highlands Area Land Use Ordinance. • Both the Highlands Element and Highlands Ordinance are appended to the Re-Examination Report.

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Report to the Board – June 8th 2013 through September 12th 2013

Municipality	Township of Harding
Document	Master Plan Housing Element and Fair Share Plan
Public Hearing	September 23, 2013
Summary	Update of the Harding Township Housing Element and Fair Share Plan to incorporate revisions to reflect the 2010 Census.
<ul style="list-style-type: none">• The Housing Element and Fair Share Plan submitted by the Township of Harding was first adopted in November of 2008 and was granted substantial certification by COAH in 2009.• In October 2010, the Appellate Division invalidated the growth share methodology and that decision is on appeal before the Supreme Court, which heard arguments in November 2012. The Plan acknowledges that there is presently no way to predict when a decision will be made by the court, or the results of that decision. In the interim, the Township's certified Fair Share Plan remains in place and has not been changed.• Since the adoption and certification of the Housing Element and Fair Share Plan, new population and housing statistics have been released as per the U.S. 2010 Decennial Census. These new figures are incorporated into the Housing Element portion of the Housing Element and Fair Share Plan as appropriate, thereby updating this document.	